

AI - VII - A - 016
Gladstone Hotel
Frostburg

1897

The Gladstone Hotel was constructed in the late 19th century to provide both entertainment and lodging to persons traveling the National Road. As such it is probably the largest and most costly structure constructed at the time. It is a large three and a half story eleven bay, rectangular central block constructed of brick laid in American Common Bond construction. Although the first story has been altered, the upper two and a half remain intact and include two recessed balconies flanked by sets of one-over-one lights. The balconies support a set of dormers topped with jerkin head roofs.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

REVIEW SHEET

AI-VII-A-016

Historic Preservation Certification Application—Significance

Property: THE GUNTER HOTEL, 9-15 WEST MAIN ST., FROSTBURG, MARYLAND Project No.: _____

Historic District: FROSTBURG

12-17-87 date initial application received by State _____ date(s) additional information requested by State

12-17-87 date complete information received by State _____

_____ date of this transmittal to NPS _____

Inspection of property by State staff? ☒ no ☐ yes date(s): _____

☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

_____ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER

1

This property involves:

_____ Extensive loss of historic fabric

☒ Substantial alterations over time

_____ Preliminary determination of listing

_____ for district

_____ for individual property

_____ Significance less than 50 years old

_____ Obscured or covered elevation(s)

_____ Moved property

_____ State recommendation inconsistent with NR
documentation

_____ Recommendation different from the applicant's
request

NUMBER

2

Complete item(s) below as appropriate.

(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as 19TH & 20TH

(2) The property ☒ contributes ☐ does not contribute to the historic significance of this registered historic district in:

☒ location ☒ design ☒ setting ☒ materials ☒ workmanship ☒ feeling ☐ association

_____ Property is mentioned in the NR or State or local district documentation in Section 7, page 1. #
8, page 10.

(3) For properties less than 50 years old:

_____ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.

_____ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing.

_____ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.

(4) For preliminary determinations:

A. The status of the nomination for the property/historic district:

_____ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.)

_____ Nomination was submitted to the NPS on _____.

_____ Nomination will be submitted to the State review board within twelve months.

_____ Nomination process likely will be completed within thirty months.

_____ Other, explain:

B. Evaluation of the property:

_____ Property is individually eligible and meets National Register Criteria for Evaluation

_____ Property is located within a potential registered district that meets National Register

Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and:

_____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.

_____ does not appear to contribute to the period(s) or area(s) of significance of the district.

NUMBER
3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

BUILT BETWEEN 1895 AND 1896, THE GUNTER HOTEL, (FORMERLY THE GLADSTONE HOTEL), IS ONE OF THE FEW SURVIVING EXAMPLES OF THE MANY HOTELS AND ROOMING HOUSES THAT EXISTED IN FROSTBURG BEFORE THE 1917 FIRE WHICH DESTROYED MOST OF THE BUILDINGS IN THE COMMERCIAL AREA. SOME DETERIORATION HAS OCCURRED THROUGHOUT THE YEARS DUE TO WATER AND NEGLECT. MOST OF THE CHANGES HAVE TAKEN PLACE IN RECENT YEARS WHEN THE STAIRS WERE PARTIALLY ENCLOSED AND SOME ROOMS WERE CONVERTED TO APARTMENTS. CHANGES TO THE EXTERIOR WERE LIMITED TO THE BLOCKING DOWN OF WINDOW OPENINGS. BECAUSE OF ITS DESIGN AND PROMINENCE IN THE STREETSCAPE, THE GUNTER HOTEL CONTINUES TO BE A CONTRIBUTING ELEMENT WITHIN THE FROSTBURG HISTORIC DISTRICT.

NUMBER
4

State Official Recommendation:

- This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.
- ☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
 - ☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
 - ☐ The property does not contribute to the significance of the above-named district.
 - ☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - ☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
 - ☐ The property appears to contribute to the significance of a:
 - ☐ potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - ☐ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
 - ☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.
 - ☐ Insufficient documentation has been provided to evaluate the structure.

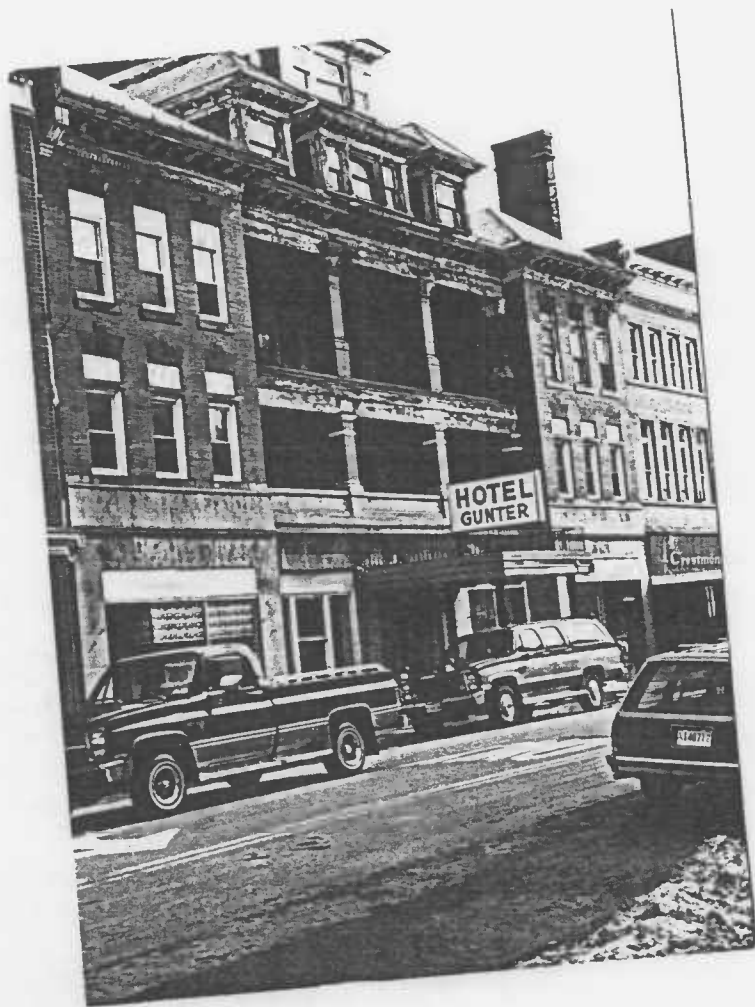
☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

1-11-88
Date


State Official Signature

☐ See attachments:

NPS Comments:



AL-VII-A-016

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Expires 8/31/86

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

RECEIVED

NPS Office Use Only

Project Number:

DEC 17 1987

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

MARYLAND HISTORICAL TRUST

1. Name of property: Gunter Hotel
Address of property: 9-15 West Main Street
City Frostburg County Allegany State MD Zip Code 21532
Name of historic district: Frostburg Historic District
☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:
☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:
Name Dianne M. Failinger Title Vice President
Street Rt. 2, Box 245 City Frostburg
State Maryland Zip 21532 Telephone Number (during day): (301) 689-6611
until after renovation

4. Owner:
Name Crystal Towers, Inc. Kermit B. Failinger, President
Street 11 West Main Street City Frostburg
State Maryland Zip 21532 Telephone Number (during day): (301) 689-6611

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature Kermit B. Failinger President Date 12/1/87

Social Security Number or Taxpayer Identification Number 52-1507546 Crystal Towers, Inc. Federal ID Number

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

CONTINUATION SHEET

Historic Preservation
Certification Application

NPS Office Use Only

Gunter Hotel
Property Name
9-15 W. Main St. Frostburg, Md.
Property Address
Crystal Towers, Inc./52-1507546
Owner Name/Social Security or Taxpayer ID Number

Project Number:

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Project. NPS Project Number: _____

Description of physical appearance(continued):

originally a three bay brick arcade has been altered and now consists of two large windows flanking an entrance - the entire ensemble constructed of cement. The main entrance features a transom with transom light; a flat hood topped by iron rail banistered balcony extends from the building to cover the sidewalk at the entrance. The parallel blocks of the building have gabled roofs with parapet ends. Projecting wings and dormers have hipped roofs(see photo #2). Roofs were originally covered with slate shingles but sections have since been replaced with fibergalss shingles. Remaining slate shingles leak and are in a bad state of repair. Original eaves consist of a boxed cornice, soffit and a freeze with dentils and modillions.

On the second and third stories of the facade is a two tiered porch supported by square brick posts and pilasters on brick pedestals, with corinthian capitals (see photo #3). Original iron railing has been replaced with wrought iron railing with a floral design. Windows of the facade are large one-over-one light sashes with stone lintels, and flat stone arches with keystones(see photo #4). Windows elsewhere are one-over-one light sashes with shallow segmental arches with plain tympanum(see photo #5,7,85). All windows on the second floor and some on the third floor were replaced in approximately 1984-85. The 'new' windows are plastic insulated double hung windows. Numerous older windows are broken with no glass. Replaced double doors of the main entrance are of one light each. Three of four original flush end chimneys of the main block are intact. An interior chimney of the main block of the building and a flush end chimney of the parallel wing on the northeast are also intact. All chimneys have corbeled caps. Three dormers are located on the main facade. Two smaller dormers flank a three bay wide, two tiered dormer(see photo #2). Three hipped dormers are located on the northeastern elevation(see photo #5).

Interior

Entrance to the hotel is through a vestibule which opens into the lobby(see photo #18). The main stairway occupies the northeastern wall of the lobby(see photo #10). The large symmetrical stairway has one wide half-flight which leads to a landing. On either side of the landing, half flights lead to the second floor. The stairway includes two round columns on pedestals, two square(continued on back)

Owner's Signature _____

Date _____

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date _____

National Park Service Authorized Signature _____

National Park Service Office _____

CONTINUATION SHEET

Historic Preservation
Certification Application

NPS Office Use Only

Gunter Hotel
Property Name
9-15 W. Main St. Frostburg, Md.
Property Address
Crystal Towers, Inc./52-1507546
Owner Name/Social Security or Taxpayer ID Number

Project Number: This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Project. NPS Project Number: _____

Statement of Significance(continued):

commercial buildings are unified by their brick construction, two or three story height, and pressed metal cornice detailing. They are in the basic commercial/functional style with horizontal ranks of windows spanning each upper story, tied together by continuous bands of stone, concrete or brick at sill and lintel.

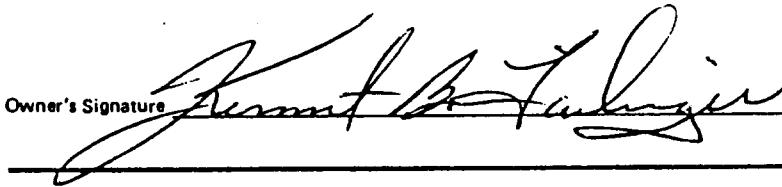
The Gunter Hotel was one of the few survivors of the 1917 fire. As such, it's architecture is earlier in nature, albeit 25 years, than most of it's surrounding buildings. It's architecture for use as a hotel also sets it apart in appearance. Its overscaled features, 3½ stories, multiple hipped dormers, and second and third story balconies make it a landmark on Main Street. The Hotel was designed by J.N. Campbell, a Pittsburgh architect and constructed by the Fuller Brothers, prominent local contractors.

The Hotel served business travelers relating to Frostburg's coal, iron and transportation industries. It also attracted tourists, as many Americans and foreigners including British officials frequented Frostburg for summer vacations.

Photographs and maps(continued):

Please note - For purposes of description on the photos, the back of the building is considered North, the front South, and the sides East and West, respectively. This is slightly off from the true directions as shown on the drawings, and stated in the description of physical appearance, but was done for ease of description.

Owner's Signature



Date

12-10-87

NPS Office Use Only

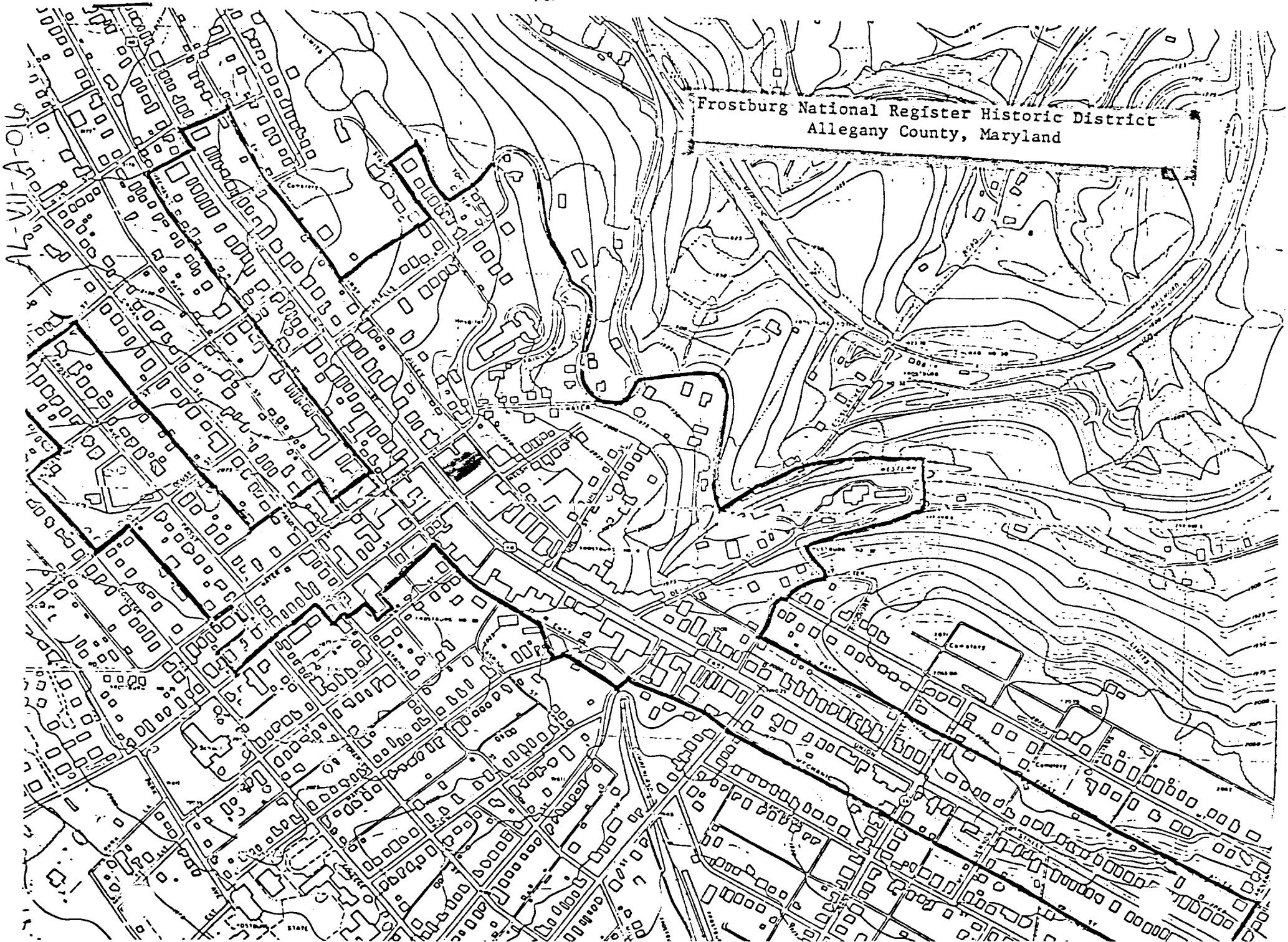
- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office

Red Shaded area is the Guntie Hotel



MARYLAND HISTORICAL TRUST

0103684625

AI-VII-A-016

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Gladstone Hotel

AND/OR COMMON

Gunter Hotel

2 LOCATION

STREET & NUMBER

11 West Main Street

CITY, TOWN

Frostburg

☒ VICINITY OF

CONGRESSIONAL DISTRICT

Sixth

STATE

Maryland

COUNTY

Allegany

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH
PUBLIC ACQUISITION
☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☒ YES: RESTRICTED
☐ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE ☐ MUSEUM
☒ COMMERCIAL ☐ PARK
☐ EDUCATIONAL ☒ PRIVATE RESIDENCE
☐ ENTERTAINMENT ☐ RELIGIOUS
☐ GOVERNMENT ☐ SCIENTIFIC
☐ INDUSTRIAL ☒ TRANSPORTATION
☐ MILITARY ☐ OTHER:

4 OWNER OF PROPERTY

NAME

Cecil Grant Dye

Telephone #: 689-6651

STREET & NUMBER

11 West Main Street

CITY, TOWN

Frostburg

☒ VICINITY OF

STATE, zip code

Maryland 21532

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Allegany County Courthouse

STREET & NUMBER

30 Washington Street

CITY, TOWN

Cumberland

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

AL-VII-A-016

CONDITION

☐ EXCELLENT
☐ GOOD
☒ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Gunter Hotel, formerly the Gladstone Hotel is located at 11 West Main Street in Frostburg, Allegany County on the northeast side of the street between the intersection of Broadway and Water Street.

The hotel basically consists of a three and a half story eleven bay, rectangular central block. The facade features American Common Bond brick wall construction and a wide cement belt course around the top of the ground floor. A high roughly cut stone foundation with a plain water table supports the structure with several barred windows found in the rear northeast face of the foundation. The original slate gable roof which is supported with scroll brackets and frieze, is divided by three dormers with Jerkin Head roofs on the rear northeast face of the structure. A center double dormer flanked by two single dormers all with Jerkin Head roofs are found on the front southwest side of the facade roof. The recessed main entrance of the Hotel, which has been replaced, features a transom with transom light and a flat hood topped by iron rail banistered balcony covers the entrance. Immediately above the entrance, beginning with the second story is a pilastered and flat arcaded, double decked, recessed, three bay balcony with brick columns and Corinthian cushions supporting the upper levels. The windows on the front face are double hung wooden sashes with one-over-one lights and feature a transom topped by an inscribed, segmental, cement cornice. The windows to the rear of the structure are double hung wooden sashes with one-over-one lights and a segmental pediment. The windows in the dormers are all double hung wooden sashes with one-over-one lights and plain trim. Three corbeled brick chimneys which appear to be original are found in the structure; one on the inside rear end and the other two flank and are flush to the ends of the structure.

The hotel is structurally sound and very near to original condition except for the entrance and ground floor wings which are now used for commercial businesses.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1895-1897 BUILDER/ARCHITECT Fuller Brothers *contract*

STATEMENT OF SIGNIFICANCE

The Gunter or formerly Gladstone Hotel was completed construction in 1897 by the Fuller Brothers, builders. The structure was originally built as a hotel for persons traveling the "National Road" and was an outstanding structure considering the size of the community of Frostburg. The Hitchins, a very prominent family in Frostburg, formed the Gladstone Hotel Company and included in there floor plans a dining room and ball room which attracted persons from near and far. The structure provided both entertainment and lodging and was one of the foremost hotels along the "National Pike." Architecture is also significant to the extent that the hotel is probably the largest and most costly structure built at the time, and that no other building has been constructed in a similar manner in the town of Frostburg.

The facade is structurally sound and the opportunity for complete restoration is excellent. The only alterations that have been made are those on the front ground floor where two businesses have moved in and also the replaced entranceway. Restoration of this particular structure would certainly enhance the cultural and architectural heritage of Frostburg, as well as the heritage of hotels and inns along the National Pike.

*Arch. - J. N. Campbell, at Frostburg
arch. (Frostburg newspaper)*

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Allegany County Land Records, Cumberland, Maryland

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 78' x 161.5'**VERBAL BOUNDARY DESCRIPTION**

11 West Main Street

Boundary Lines Southwest & Northeast 161.5' Lines Southeast & Northwest 78'

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

John E. Nelson, Program Coordinator of All. Co. Historic Sites

ORGANIZATION

Allegany County Historic Sites Survey

DATE

4/21/76

STREET & NUMBER

10 Park Lane

TELEPHONE

689-8486

CITY OR TOWN

Frostburg

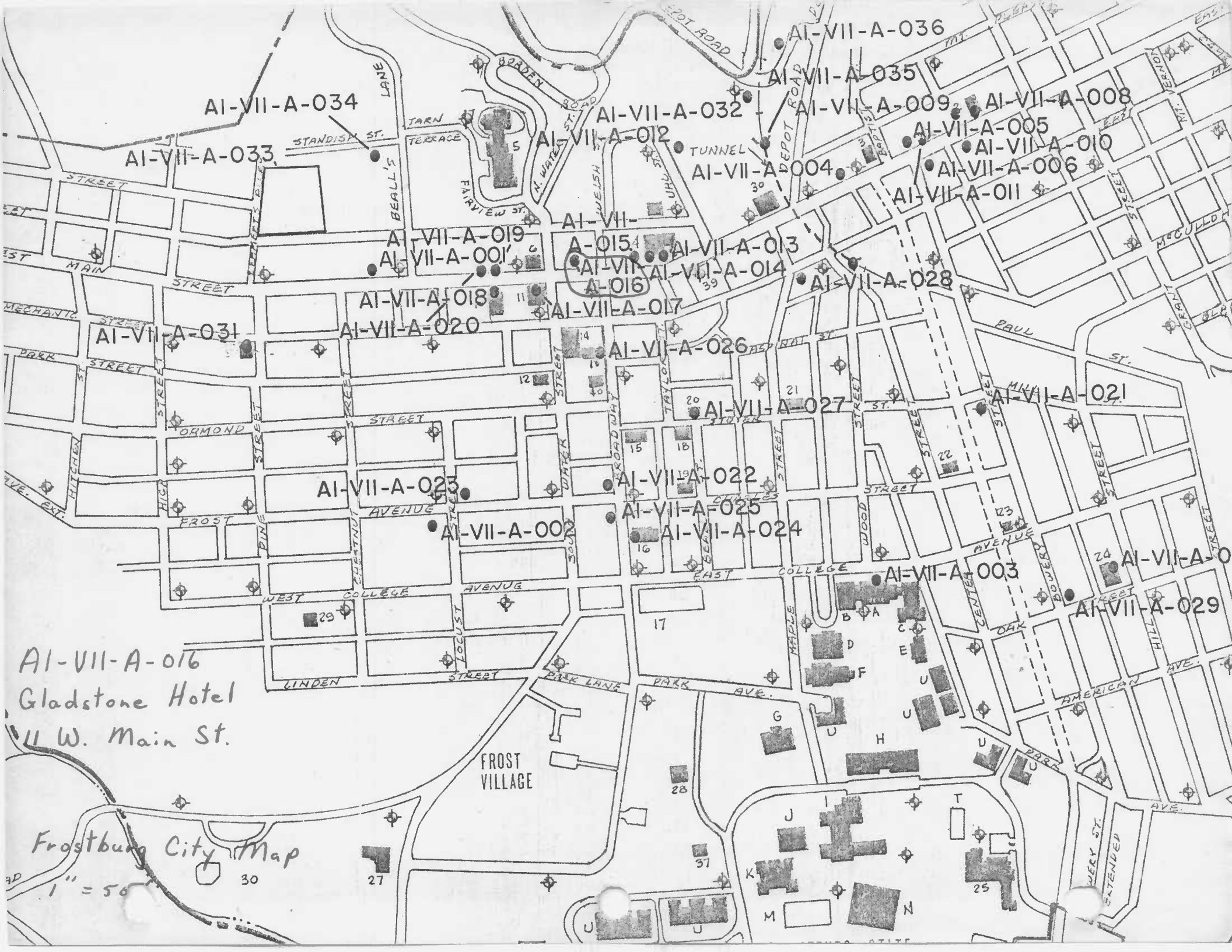
STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



AI-VII-A-034

AI-VII-A-033

STANDISH ST.

TARN TERRACE

FAIRVIEW ST.

AI-VII-A-012

AI-VII-A-032

AI-VII-A-035

AI-VII-A-009

AI-VII-A-008

AI-VII-A-005

AI-VII-A-010

AI-VII-A-006

AI-VII-A-011

AI-VII-A-019

AI-VII-A-001

AI-VII-A-015

AI-VII-A-013

AI-VII-A-016

AI-VII-A-014

AI-VII-A-028

AI-VII-A-018

AI-VII-A-020

AI-VII-A-017

AI-VII-A-026

AI-VII-A-031

AI-VII-A-027

AI-VII-A-021

AI-VII-A-023

AI-VII-A-022

AI-VII-A-025

AI-VII-A-024

AI-VII-A-002

AI-VII-A-003

AI-VII-A-029

AI-VII-A-029

AI-VII-A-016

Gladstone Hotel

11 W. Main St.

Frostburg City Map

FROST VILLAGE

1" = 50'

30

27

28

31

25



Gunter Hotel

A1-VII-A-016

11 West Main St. Frostburg

John E. Nelson

4/14/76

East



Ganter Hotel

A1-U11-A-016

11 West Main St. Frostburg

John E. Nelson

4/14/76

South



AL-VII-A-016

HOTEL GUNTER, Froziburg

FIGURE 67

4/14/76 - John E. Nelson



AL-VII-A-016

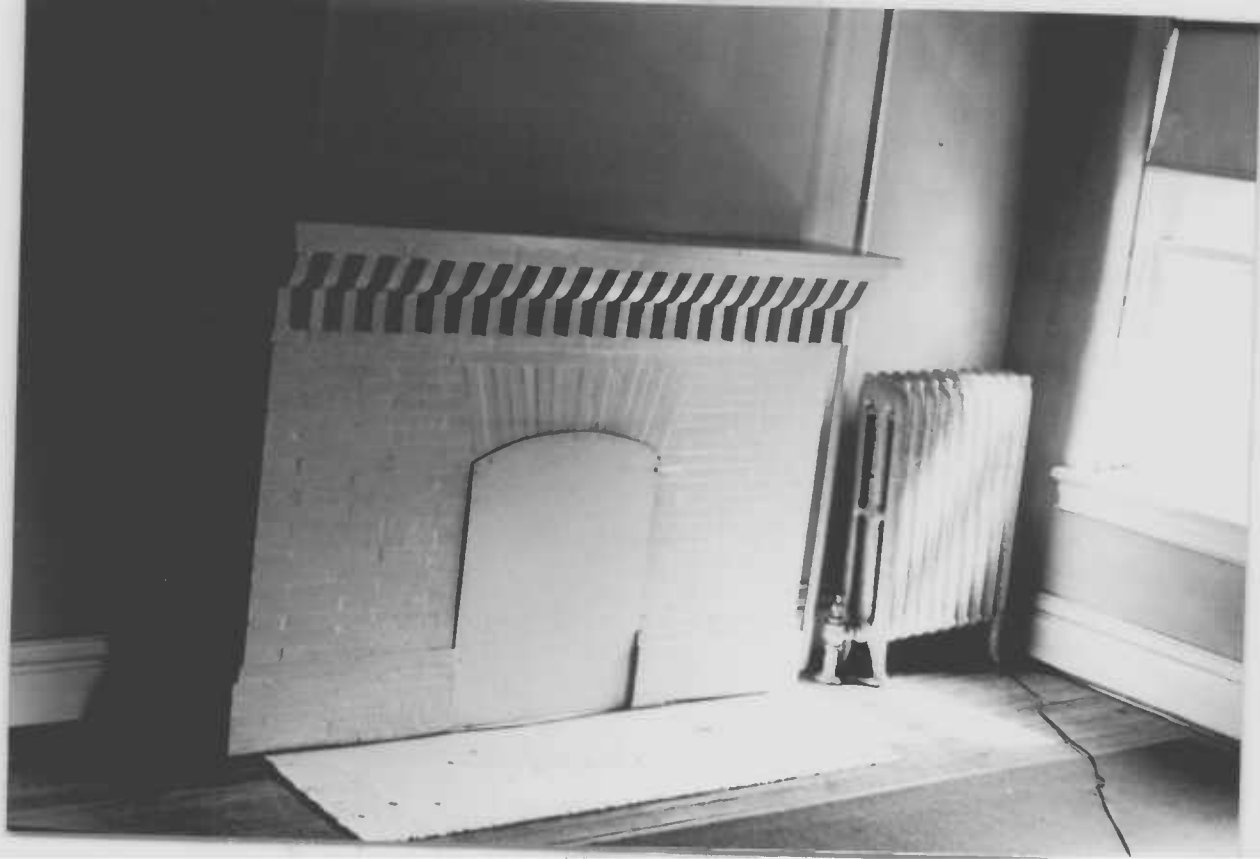
Hotel Gunter

Allegany Co., Md.

D. Dorsey, Aug. 1980

Interior Detail:

Lobby Stairway



AL-VII-A-016

Hotel Gunter

Allegany Co., Md.

D. Dorsey, Aug. 1980

Interior Detail:

2nd floor fireplace